

Plymouth Township
Planning Agency Meeting
May 1, 2024

The Plymouth Township Planning Agency held its meeting at the Greater Plymouth Community Center on Wednesday, May 1, 2024.

The following were present:

Vince Frangiosa	Chairman
Greg Sudell	Vice-Chairman
Anthony Stipa, Jr.	Member
Joel Rowe	Zoning Officer
Lonnie Manai	Engineer- Woodrow & Associates

1. Pledge of Allegiance- The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

2. Keystone Property Group- 502 Germantown Pike- Mr. Rob Gundlach, Esq. from Fox Rothschild represented the applicant Keystone Property Group. Mr. Gundlach stated there would be no formal recommendation tonight, just an informal presentation since they last appeared before the Planning Agency. Mr. Gundlach stated they resubmitted new plans on April 12 with a modified amenity space and are waiting to hear back from township consultants and staff regarding the review letters.

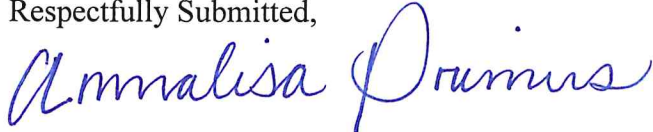
Mr. Frangiosa asked if they had a plan for all nine parcels. Mr. Gundlach stated no, they do not have dialogue with PREIT. Mr. Frangiosa asked if there are areas where they can comply or not comply regarding their review letters. Mr. Gundlach stated most of their letters are will comply. Mr. John Alejnikov from Bohler Engineering stated there are some improvements on the plan, but the only items they cannot comply with would be items not on their property. Mr. Rich Gottlieb from Keystone Property Group stated there have been no changes to the inside of the building just the number of units, which are now 142 apartments. Mr. Gundlach stated the number went down from 150 units to 142 units due to the modified amenity space.

Mr. Sudell asked if they have the breakdown of the number of single and double units. Mr. Gottlieb stated there are 96 one bedroom units and 46 two bedroom units. Mr. Sudell stated his concerns are still the number of children and getting them to school since the buses would not be entering into the mall's complex. Mr. Stipa seconded Mr. Sudell's concern regarding the traffic pattern; a conversation with PREIT needs to be had. Mr. Frangiosa used Parc Apartments as an example, increasing traffic volume and water runoff has become a major issue. Mr. Frangiosa stated he requested a comprehensive plan, which he has not yet received. Mr. Frangiosa suggested they work with PENNDOT in helping with this parcel's ingress and egress. Mr. Frangiosa stated moving forward without knowing the rest of the pieces is a disservice to Plymouth Township.

Mr. Gundlach addressed Mr. Frangiosa's example, they are not building a new apartment complex, the apartment building is projected to have less traffic, and they do not need a PENNDOT permit. Mr. Gundlach stated they are willing to work with everyone. Mr. Rowe stated PREIT submitted a text amendment. They have put their zoning hearing appeal on the back burner in hopes that the text amendment goes through. Mr. Rowe stated he would notify Keystone when PREIT goes to Council so they can be in the loop as well.

3. Adjournment- There being no further business, the meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Annalisa Primus". The signature is written in a cursive style with a large, prominent initial "A".

Annalisa Primus
Recording Secretary